



**FCV Consulting&Development is a private, independent consulting firm specialized in real estate development.**

## WHERE WE OPERATE

FCV operates in Italy in the whole country and covers all asset classes.

## HOW WE OPERATE

FCV presents itself to investors and users as a **development partner** across the entire Real Estate chain: from scouting and analysis of the area and its location, to evaluating its potential and identifying possible developments. FCV also coordinates the design, construction and possible valorization of the assets.

## STRENGTHS AND DISTINGUISHING FEATURES

FCV's strength lies in its affiliation with a group that has been operating for 50 years in the Construction sector and has consistently held top positions in the Italian rankings for years.

FCV is distinguished by a deep know-how of the entire process and all types of real estate transactions, which allows it to put at the service of operators and investors the experience and professionalism of a team with broad and transversal skills.

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## Team



### **@filippofantini - FOUNDER**

Entrepreneur in the construction and real estate industry who has significant experience in developing Real Estate operations in different asset classes.



### **@massimofantini - FOUNDER**

After finishing his studies he joined Cogefa SpA, the construction company founded by his father Teresio Fantini in the 1970s, of which he was President until 2012. Today he is responsible for the commercial development of the family company.



### **@paolodiana - DEVELOPMENT MANAGER**

Working in real estate, Paolo is an architect who deals with research and development through territorial analyses, urban planning checks and feasibility studies for real estate transactions, with particular focus on logistics and hospitality assets.



### **@carolafantini - MARKETING&COMMUNICATION MANAGER**

Marketing&Communication manager. She is responsible for the group's brand identity and the study and development of marketing strategies. Together with her team, she consolidates the Group's image every day.



### **@luciodibenedictis - URBAN PLANNER**

Urbanist specialized in Territorial Planning and an expert in GIS and drones, he works as Urban Planner/GIS Analyst dealing with urban planning due diligence and development of GIS/WebGIS projects for the real estate sector.

## Team



### **@pietroburdisso - FINANCIAL MANAGER**

Operating in financial markets and Real Estate, Pietro deals with the preparation of business plans and financial analyses for real estate transactions, with particular focus on logistics and hospitality assets.



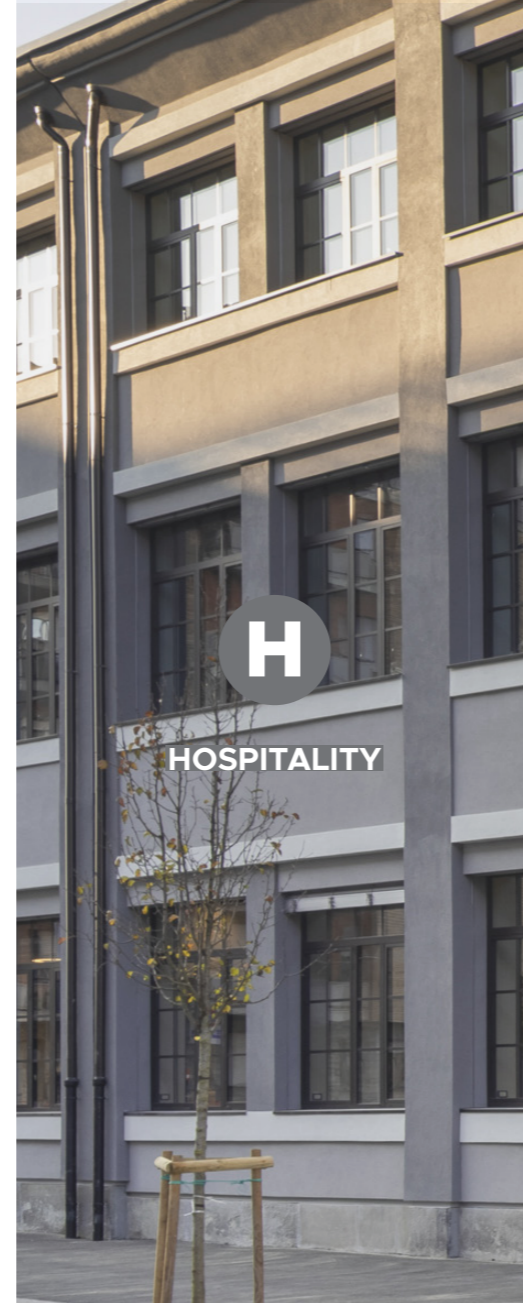
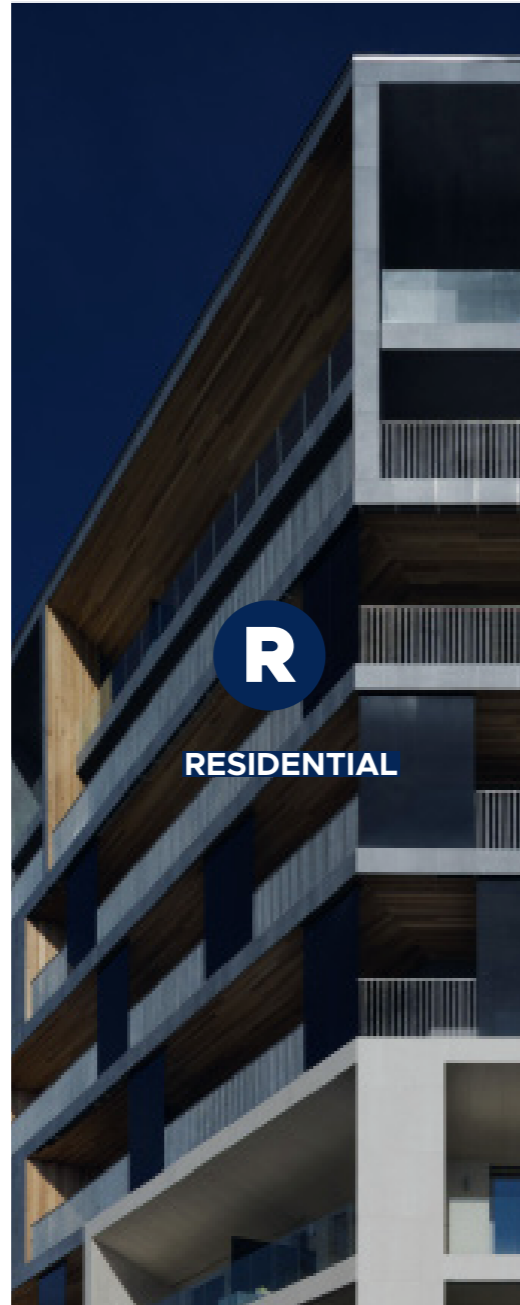
### **@massimilianoporte - FINANCIAL MANAGER**

Head of Financial Department, directs and oversees the financial activities of the corporation, directs the preparation of current financial reports and summaries, and creates budget and forecasts.



### **@brunogrosso - LEGAL DEPARTMENT**

Lawyer and corporate jurist, Bruno specializes in the entire field of corporate contract law, with a focus on both public and private procurement.



# POR TFO LIO



## Logistics

**In Italy, the demand for modern logistics facilities is very high and shows no signs of slowing down.**

Logistics has been the leading asset class in all major markets in recent years, and in Italy growth is still higher than in other countries. In this context, our pipeline of areas and investments offers a diversified portfolio both by location and by type of operation.

With our knowledge of the locations and of the logistics business, we can be the best partners of international investors.

In addition, our experience and knowledge of the Italian economy allows us to find the best tenants for each location, allowing supply and demand to meet in the interest of the investor and the return on investment.



## Residential

The housing market is confirmed to be growing significantly, with rising market values in major urban centers, in university cities and those with a strong tourist vocation. We believe that real estate investment will not only be oriented to the purchase of the first home, but also aimed at rental profitability.

We pay great attention to the residential sector: we are managing a niche housing operation in a context of urban transformation, and we are evaluating a strong deal flow.



## Hospitality

**Excellent outlook for hospitality in Italy.**

The hotel sector, having recovered to pre-pandemic levels, is growing throughout Italy. Higher-end hotels in particular have performed better, as they are supported by a strong percentage of international demand.

In this context, we move in search of operations in prime locations, capable of attracting the interest of international investors and leading hotel operators.

In particular, we have a significant track record all over Italy in developing student housing, on behalf of primary investors and international operators.



# Partners

## Partners



TAVRVS is the company founded in 2017 by the Fantini Family and Manuela Mattioda.

Taurus can assume various roles within the real estate development sector. Their responsibilities include acting as both a developer and investor, as well as overseeing the completion of the urban planning process and obtaining building permits.



In the early 1970s, Teresio Fantini founded Cogefa; the company began its operations by carrying out maintenance work in the highway sector and quickly established itself as a solid entity. By the late 1980s, COGEFA consolidated its position with the acquisition of significant contracts in the highway sector and large infrastructure projects. These projects drove revenue growth, allowing the company to join the ranks of medium-sized Italian enterprises. The new millennium marks the beginning of a new era for the company; the third generation joins the company's leadership, representing the true continuity of the family business. Alongside collaboration with highly qualified external professionals, this transition signifies a shift from a family-oriented to a managerial dimension. With fifty years of experience, Cogefa is a reliable player in the infrastructure sector, commercial and residential construction, and real estate development, serving as a true catalyst for the future.

[www.cogefaspa.com](http://www.cogefaspa.com)



S.IM.CO, Real Estate Company and Construction, was founded in 1968, by the will of Ing. Enzo Mattioda who, combining professional experience previously gained in the design and construction of civil and industrial works, has given rise to this operating structure. From 2010 onwards, it is Manuela Mattioda who manages and carries out this company which, by using and making concrete use of the previous experiences, has taken care of the realization of numerous works that, over the last few years, have allowed the consolidation of a new structure in the complex construction market, both in public and private sector.

[www.impresasimco.it](http://www.impresasimco.it)



# GROUP'S NUMBERS



## Business Turnover

2024\*: **370 mln**  
2023: **255 mln**  
2022: **204.3 mln**  
2021: **141.6 mln**



## Project Portfolio

CIVIL BU: **261 mln**  
INFRASTRUCTURE BU: **139 mln**  
COMMERCIAL BU: **169 mln**  
MAJOR CONSTRUCTION PROJECTS: **260 mln**  
DEVELOPMENT: **145 mln**

**Amount: 974 mln**



## The Figures

**75** SITES IN OPERATION  
**960** PEOPLE EMPLOYED  
**492** GROUP EMPLOYEES  
**107** COMPANY WORK VEHICLES  
**3** HEADQUARTERS

\*provisional data



# PROJECTS



## POLO GIOIELLERIA ITALIA SPA



Construction of the new Manufacture Cartier jewellery manufacturing polo in Valenza

## POLO GIOIELLERIA ITALIA SPA



Creation of the Cartier jewellery manufacturing polo in Turin



## THE SOCIAL HUB BELFIORE PROPCO SRL



Renovation of Hotel & Restaurant building in Florence

## CAMPLUS



Renovation of a building for student accomodation



## COMBO SRL



Renovation of hotel and restaurant building in Turin

## COMBO SRL



Renovation of hotel and restaurant building in Milan



## SCALO VALLINO



Student Housing

## FERRERO SRL



Ferrero new headquarter



## COMPAGNIA IMMOBILIARE HERMADA



Residential development Borgo Hermada

## IMMOBILIARE BERNINI SRL



Renovation and completion of a residential building



## LIDL ITALIA SRL



LIDL new warehouse

## EUROPA RISORSE SGR SPA



60.000 sqm new Logistics Hub construction



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